



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: April 1, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Stephan M. Rodolakis

Absent: Kevin F. Capalbo

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of March 4, 2004 and March 18, 2004

The Planning Board approved the Minutes of March 4, 2004 and March 18, 2004 as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Proposed Zoning Amendments, May Annual Town Meeting
Public Hearing**

Mr. Gordon explained that these proposed zoning amendments came about from continued meetings of the Master Plan Implementation Group.

Judy Barrett, from Community Opportunities Group, made the power point presentation. She showed both renewed areas and areas that had "no character." She listed the following important key elements:

- 1) scale;
- 2) orientation;
- 3) setback;
- 4) rooflines;
- 5) "eyes" (windows) in walls;
- 6) materials used on buildings;
- 7) articulation – design to prevent a monotonous face; and
- 8) colors

Ms. Barrett said a lot of the Lakeway have these problems – they are lacking these elements. She said basically these areas have been designed for the car and not for the pedestrian and pedestrian safety. She said one of the things this proposal looks at is location of buildings to street

Mr. Rodolakis expressed the following concerns:

- 1) Concern for the first person that tries to do this. He asked if there should be some kind language that the Board can do a waiver of some design guidelines.
- 2) He suggested that the wording under 'd. Site Plan Approval Criteria - #3,' should use the "encourage" rather than to be mandatory.

Mr. Wright also commented about having the ability to do waivers.

Ms. Myers commented that she thinks the waiver ability is good, but wants to try and stick with the by-law, limiting waivers.

Mr. Gordon commented as follows:

- 1) limit waiver ability;
- 2) will need to convince Mass. Highway about the parking on Route 9, again, as it was in the past.

Chris Kirk, 40 Westwood Road, expressed the following concerns:

- 1) Concern of the parking lot locations;
- 2) Wondered if vegetation would really help with the look of the place; watering them and have them not being maintained by the business owner;
- 3) Concern of parking on Route 9 with the fast traffic.

Mr. Rodolakis made the following comments:

- 1) Sending a notice of meeting is statutory;
- 2) This is a voluntary plan.

Mr. Gordon made the following comments:

- 1) Commented that there is concern of large parking lots being left empty most of the time, except for the holiday season;
- 2) He commented that the traffic speed through that part of Route 9 is 35 MPH.

Mrs. Barrett said the idea is to have an area where people can park and go do a lot of businesses at once, not park, do something, get in the car, park and do something else.

Mr. Denoncourt reviewed the additional zone change proposals for Table 1 and 2.

Mrs. Barrett said she will write some language for allowing waivers and there will be discussion about underground parking.

The Board voted to continue the hearing to May 6, 2004, at 7:05 P.M.

**8:00 P.M. Grand View, Section I, Definitive Subdivision Plan Approval
Public Hearing
(Decision Deadline: 65 days from close of the hearing)**

Attending the hearing was Attorney David Brown – the developer, Chris Cutler – the building, Tony Hussein (sp.?) – an engineer, and Arthur Boulay – engineer from Boulay Brothers.

Attorney Brown commented as follows on the subdivision:

- 1) they reduced the lots from nine to eight;
- 2) asking for waivers;
 - 711 foot is the length of the proposed road;
 - 26" width of pavement;
 - slope granite curbing.
- 3) asked not to do a traffic study and impact study as there are only eight lots.
- 4) would consider some kind of change on High Street in that area. He has looked at it and doesn't want to increase speed out there, but maybe increase sight distance. He said he will do a sketch and take it to Engineering.

Mr. Gordon commented as follows:

- 1) There was discussion as to further property development in the future. Attorney Brown said he is reluctant to make any kind of a timetable because, as of now, the land will not be developed until his Mother is no longer living there and economic needs can dictate any further development.
- 2) On the plan, mark the open space unbuildable.
- 3) Do not have cul-de-sac and make one continuous street so right-of-way is not coming off cul-de-sac.
- 4) Page 1 of 9 – change heading to show that it is not part of the subdivision plan.
- 5) Also think about changing road names of Deer Run and Hickory Bend, as they are close to other streets in town.
- 6) Move sewer pipe to take it out of detention basin. Mr. Hussein said they can do that.

Attorney Brown said he is talking to Attorney Cole, the developer for Highland Hill Subdivision, about High Street improvements.

Mr. Perreault commented that he thinks it is important to do studies now and not later, while this is going on and before further development and with the other subdivision going on.

Mr. Perreault said he felt more discussion was needed regarding the open space – not sure it will qualify with the right-of-way going in next to it and the fact that the area will be cleared out during construction.

There was further discussion about doing traffic and impact studies now, and it was decided that they will discuss it further with Engineering.

Jim Ermilio, 10 Niblick Road, expressed continued concern about the drainage issues. Mr. Hussein reviewed the drainage system. Mr. Bouley further explained.

Mr. Ermilio commented that after the ANR lot was done there was an increase of drainage, so he is concerned what will happen as soon as lots 7 and 8 are cleared. He said this is the reason he would be in favor of all these studies being done now.

Mr. Gordon continued the hearing to May 6, 2004, at 7:20 P.M.

**8:05 P.M. Wagner BMW Motorcycle Dealership, Site Plan Approval
Public Hearing
(Decision Deadline: 65 days from close of the hearing)**

Attending the hearing were Jeff Howland – the engineer from Graves Engineer, and Ron and Mike Wagner – developers and owners of Wagner BMW Motorcycle.

Mr. Howland said this filing is for an additional building for a motorcycle dealership. He said they are using the existing barn on the property. He said there will be joining walkways between the buildings, there will be a separate dumpster for each building, and both dealerships will receive their own deliveries.

Mr. Howland said they have no issues with engineering comments except the comment about roof drainage.

Mr. Howland said he is working on the lighting plan and it will be forwarded to Engineering.

Chris Rutigliano, 15 Farmington Drive, commented that he supported the project.

Mr. Gordon continued the hearing to May 6, 2004, pending receipt of the green return receipt cards.

4. New Business

a. Open Space and Street Acceptance for May Annual Town Meeting

Mr. Perreault explained the procedure for accepting streets as public ways at the Annual Town Meeting. He said there are 12 streets ready for acceptance.

Mr. Rodolakis asked about Jamie Lane and if it will be realistically ready.

Mr. Perreault said the past problems have been resolved. Mr. Wright asked about the status at Winchester Estates. Mr. Perreault said most of the problem was getting the drawings done.

The Board voted to recommend that the streets be accepted at Town Meeting.

4. New Business (Cont'd)

b. Discussed Stonybrook Farm II, Open Space Options

Attending the discussion were Attorney David Brown – the developer, Chris Cutler – the builder, and Bill and Catherine Peters – homeowners at 10 Weagle Farm Road.

This discussion was to resolve the issue that some homeowners had gone and filled in some of the wetland area, and creating open space somewhere else.

Attorney Brown commented that he didn't feel obligated to correct this mistake of the homeowners as ownership had been transferred to these homeowners. It was brought to his attention that responsibility falls on the builder and developer because the Order of Conditions for some of these properties were never filed at the Registry of Deeds.

Attorney Brown said he will bring in a proposal for open space. He said he will meet with Engineering next week and if Engineering is satisfied with the progress and proposal, the Peters could start their engineering plans.

c. Gold Street Nominee Trust Property, MGL, Chapter 61A, Section 14 – Conversion Notice

Mr. Gordon explained that there are two properties on Cherry Street, which are Chapter 61A Agricultural zoned, for sale. He said the Town has Right of First Refusal, and the Board of Selectmen would like to take this up at their next meeting on Monday, April 12, 2004. He said the Selectmen are looking for feedback from the Planning Board and the Conservation Commission.

The Planning Board voted to recommend to the Selectmen that the Town does not want to get involved with small parcel purchases, and to not exercise their right to purchase these parcels.

5. Old Business

a. Discussed/Signed Decision for Shell & Great American, Site Plan Approval

b. Discussed Winchester Estates Subdivision Entrance (Letter dated 12/19/03)

Attending the discussion were Bob Defino – 21 Farmington Drive, Chris Rutigliano – 15 Farmington Drive, and Jody Butt - 24 Farmington Drive.

The above listed residents of Farmington Drive explained how they were willing to take care of and improve the entrance to Winchester Estates. They said they are doing this now and have also put up a fence. They said they raise the funds amongst the neighborhood and most everyone is enthusiastic about it. They said they are looking for the Board's support for them to continue.

5. Old Business (Cont'd)

b. Discussed Winchester Estates Subdivision Entrance (Letter dated 12/19/03)

The Board agreed a letter will be written from the Board stating that the Board supports what the residents on Farmington Drive are doing, with the condition that if they stop maintaining the fence, etc., the fence will be torn down.

c. Executive Session to discuss pending litigation

Motion was made and seconded to enter into Executive Session to discuss Wetherburn Heights, not to reconvene at the close of the executive session. Roll call vote was as follows: Capalbo – yes, Rodolakis – yes, Wright – yes, Myers – yes, Chairman Gordon – yes.

6. Correspondence

The meeting adjourned at 10:15 P.M.

Respectfully Submitted,

Annette W. Rebovich